

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: Board of County Commissioners.**FOR OFFICIAL USE ONLY:**

Agenda Date: 8/5/2014
 Tentative No.: T- 23811
 Received Date: 7/25/2014

FEES:

Number of Sites : (24)
 P.W.W.M. \$1,872.00
 Plus \$10.90 per site in excess of 6 sites \$196.20
 P.E.R.A. \$210.00
PRINT \$2,278.20

Concurrency Review Fee (*6.00% of Sub-Total) -- \$136.69 *Not applicable within Municipalities
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,414.89 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 14 Twp.: 56 S. Rge.: 39 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: SOUTHERN COVE

2. Owner's Name: SOUTHERN ESTATE HOMES, LLC

Phone: (786) 502-4052

Address: 4904 SW 72ND AVENUE

City: MIAMI

State: FL

Zip Code: 33155

Owner's Email Address: JESSICA@PALMCORPLLC.COM

3. Surveyor's Name: HADONNE CORP.

Phone: (305) 266-1188

Address: 1985 NW 88TH COURT, SUITE 201

City: DORAL

State: FL

Zip Code: 33172

Surveyor's Email Address: AHADAD@HADONNE.COM

4. Folio No(s): 30-6914-000-0280 / _____ / _____

5. Legal Description of Parent Tract: PLEASE SEE ATTACHED EXHIBIT "A"

6. Street boundaries: A portion of the NW corner of SW 232nd Street and 132nd Avenue

7. Present Zoning: EU-M

Zoning Hearing No.: 16-1-CZ14-3

8. Proposed use of Property:

Single Family Res. (24 Units), Duplex (0 Units), Apartments (0 Units), Industrial/Warehouse (0 Square.Ft.),

Business (0 Sq. Ft.), Office (0 Sq. Ft.), Restaurant (0 Sq. Ft. & No. Seats 0), Other (0 Sq. Ft. & No. of Units 0)

NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

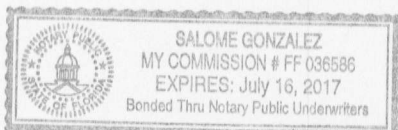
COUNTY OF MIAMI-DADE)

Signature of Owner: _____

(Print name & Title here): CARLOS TOSCA

BEFORE ME, personally appeared CARLOS TOSCA this 15 day of JULY, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 15 day of JULY, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here): SALOME GONZALEZ

JULY 16, 2017

(Commission Expires)

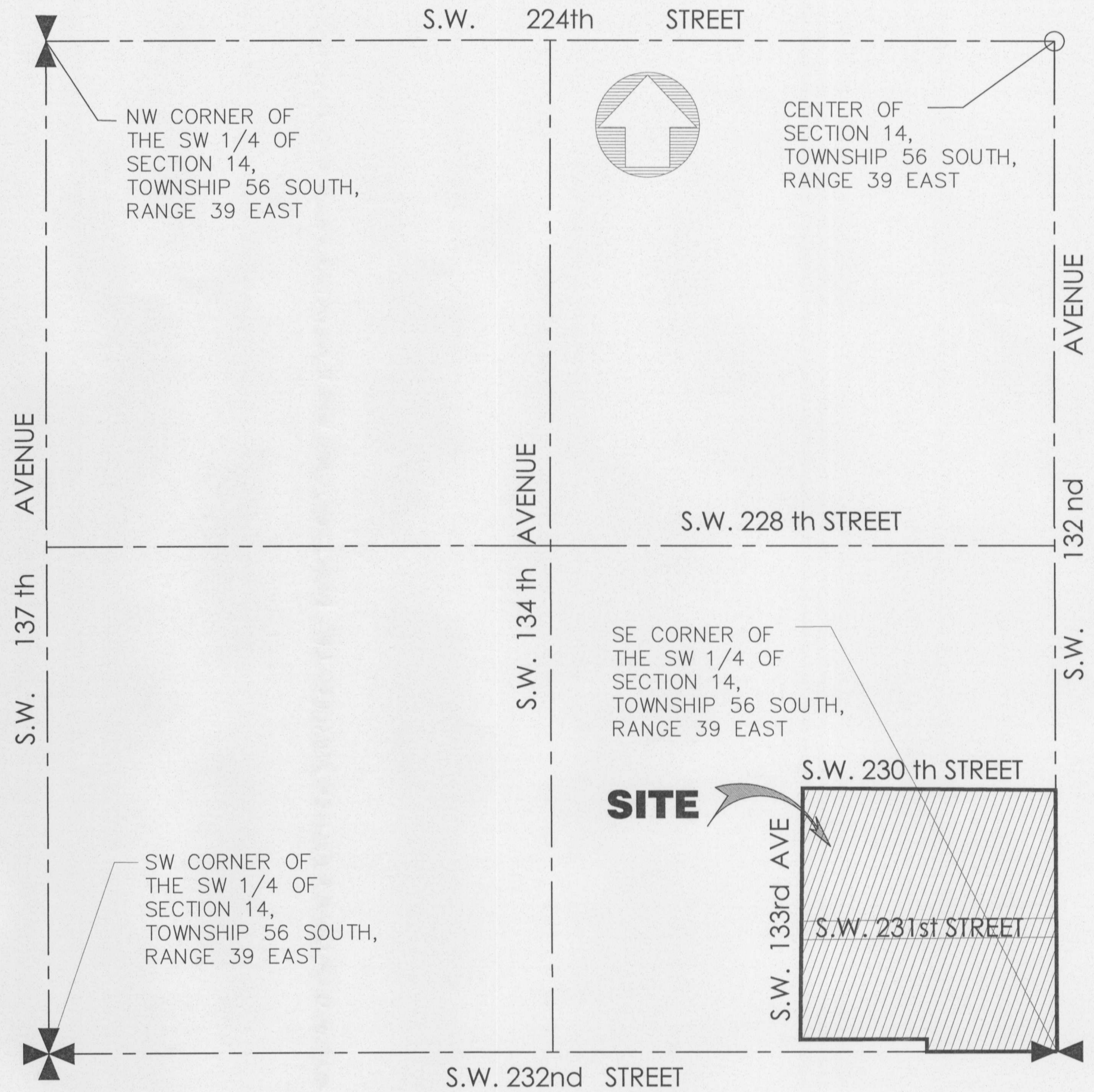
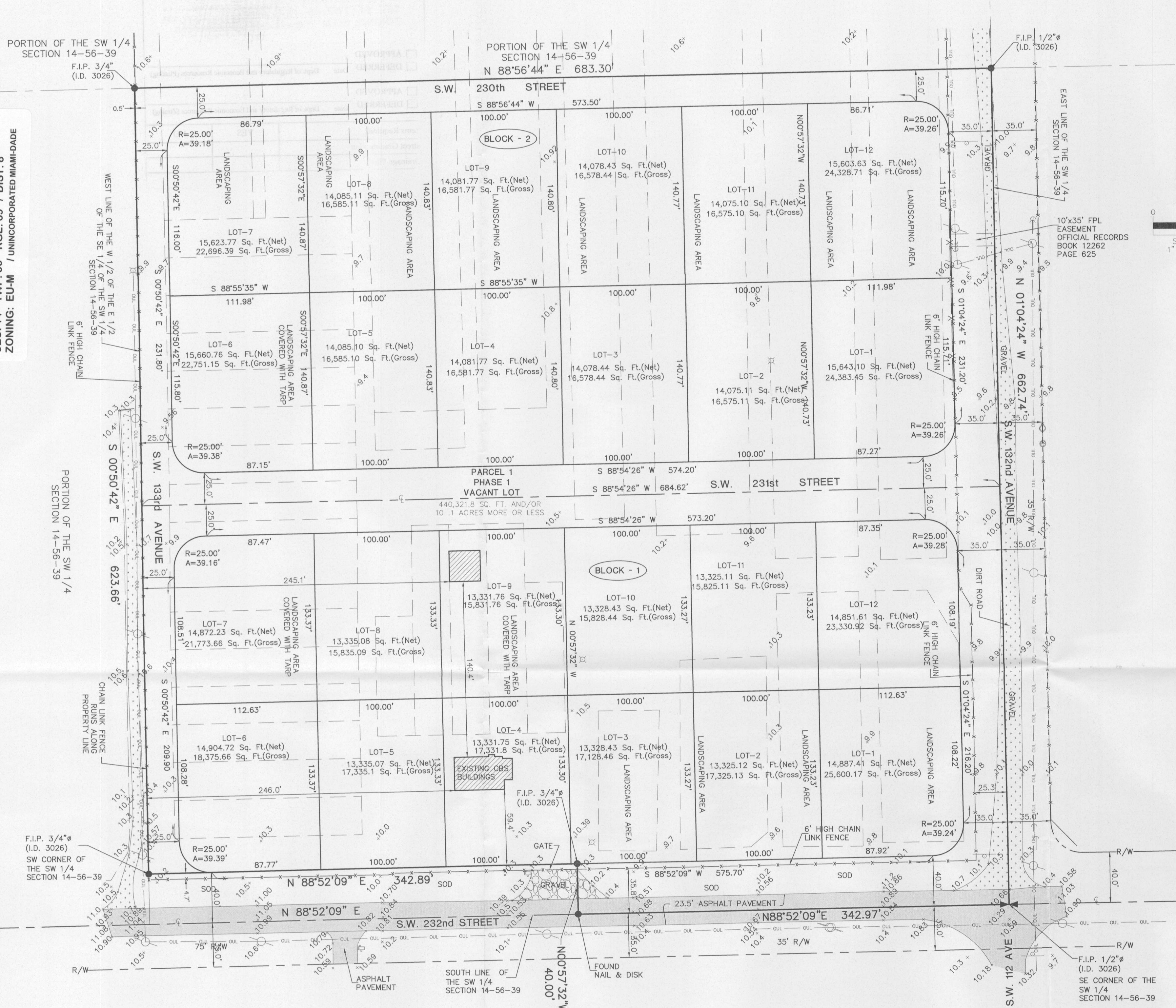
FF036586

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT OF SOUTHERN COVE

TENTATIVE PLAT T-23811-2-COR
NAME: SOUTHERN COVE
SEC 14 TWP 56 RGE 39 / DIST. 8
ZONING: EU-M / UNINCORPORATED MIAMI-DADE



LOCATION MAP
SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=50') or smaller.

SECTION 4) SOURCES OF DATA:

Bearings as shown hereon are based upon the Southerly Boundary Line with an assumed bearing of S88°52'09"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0591 and 12086C0592, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

"AMENDED PLAT OF FLOOD CRITERIA MAP", recorded in Plat Book 120, Page 13, of the Public Records of Miami-Dade County, Florida.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number CE-34-R, Elevation 10.29 feet.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

SOUTHERN ESTATE HOMES, LLC
4904 SW 72 Avenue
Miami, Florida 33155
Contact: Gus Deribeaux
Phone: 305-446-7990
Email: gus@gdrpa.com

SECTION 7) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc., Comcast
TV-CABLE: ATT-Uverse, Comcast
POTABLE WATER: Miami-Dade Water & Sewer Department
SANITARY SEWER: Septic Tank

SECTION 8) DEVELOPMENT INFORMATION:

ZONING DATA:
Zoning: EU-M - Single Family Estate Modified (4 S.U.R.)
Zoning Resolution No.: CZAB14-1-16
24 Single Family Residences
Number of Blocks: 2
Number of Lots: 24

SECTION 9) FLOOD CRITERIA:

Flood Criteria: 6.80 Feet (P.B. 120, PG. 13)

SECTION 10) CONTACT INFORMATION:

HADONNE CORP.
Attention: Mariela Alvarez
1985 NW 88 Court, Suite 201
Miami, Florida 33172
Phone No. (305) 266-1188
E-mail: mo@hadonne.com

SECTION 11) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Tentative Plat was on February 16, 2016.

SECTION 2) LEGAL DESCRIPTION:

The Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, less the South 40.00 feet of the West 1/2, of Section 14, Township 56 South, Range 39 East, located in Miami-Dade County, Florida.

Folio No.: 30-6914-000-0360
Folio No.: 30-6914-000-0351
Folio No.: 30-6914-000-0370

LAND SURVEYOR AND MAPPER
LAND DEVELOPMENT CONSULTANTS
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Court, Suite 201 • Doral, FL 33172 • P: (305) 266-1188 • F: (305) 207-6845 • W: www.hadonne.com



TENTATIVE PLAT
SOUTHERN ESTATE HOMES, LLC
SW 132 AVE & SW 232 STREET, MIAMI, FL

REVISIONS	1	2	3	4	5
Field Book:	363/67-70				
DRAWN BY:	BG				
TECH BY:	RI				
QA/QC BY:	AH				
Job No.:	15169				
	1/1				